COLDWELL BANKER
EUROPA REALTY

House Cabestany 200 m²



SALE PRICE : 790 000 €

EMAIL : MUSTPERPIGNAN@COLDWELLBANKER.FR

45, avenue du Général Leclerc
France, 66000, Perpignan

PHONE : +33468514343
mustperpignan@coldwellbanker.fr

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DESCRIPTION

Situated in one of the most exclusive enclaves of the already highly sought-after Mas Vermeil district in Cabestany, this architect-designed villa, built in 2007, is set on a beautifully landscaped plot of over 1,000 m² featuring a swimming pool, a garage, and a carport.

Inspired by Mediterranean and Provençal architecture, the property stands out not only for its timeless design but also for its impeccable condition and the exceptional quality of life it offers. Peaceful and private, yet within easy reach of local amenities, the villa enjoys perfectly balanced indoor and outdoor living spaces, thoughtfully proportioned for both comfort and functionality.

Spanning approximately 200 m² over two levels, the ground floor features an elegant living area with an open-plan kitchen flowing seamlessly onto the outdoor spaces and covered loggia. This level also offers three bedrooms, including one that can easily be adapted into a fully independent suite if required, along with two bathrooms/shower rooms. The flexible layout makes the property particularly well suited to a home-based professional or independent practice.

Upstairs, two further bedrooms enjoy beautiful views towards Mount Canigou and the Albères mountain range. They are complemented by a shared terrace and a stylish shower room.

Designed for a family seeking a refined lifestyle in a peaceful yet well-connected setting on the road to the Mediterranean beaches, this exceptional property combines timeless Mediterranean elegance with all the comforts and conveniences of contemporary living.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	200.0 m²	Property tax:	€3.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 100

Greenhouse gas emissions (GHG) index: A 3

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